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WARRANTY DEED

Send Subsequent Tax Bills To:
Meghan L. Bagley and Theresa L.
Bagley
1735 W. Diversey Ave.
Unit 321
Chicago, IL 60614

After Recording Mail To:
Eileen C. Lally
6200 North Hiawatha
Suite 400
Chicago, Illinois 60646

This Instrument Was Prepared By:
Kerry A. Garesché
616 N. North Court, #140
Palatine, IL 60067

Doc#. 1816429081 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2018 09:26 AM Pg: 1 of 3

Dec ID 20180601695561
ST/CO Stamp 1-572-315-936 ST Tax \$465.00 CO Tax \$232.50
City Stamp 0-824-255-264 City Tax: \$4,882.50

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GREATER METROPOLITAN TITLE, LLC
120 S. LaSALLE STREET, SUITE 1720
CHICAGO, IL 60603

18-0315

GRANTOR, Ariel Enjoli Hargrave of 1735 W. Diversey Ave. Unit 321, Chicago, in the County of Cook, State of Illinois 60614, and in consideration of Ten Dollars (\$10.00), in hand paid,

** married but not homestead property for her.*

TRANSFERS, CONVEYS and WARRANTS to GRANTEES, Meghan L. Bagley and Theresa L. Bagley, in the County of DuPage, State of Illinois, not as tenants in common, but as joint tenants the following described real estate, in fee simple absolute:

*** an unmarried woman *** a married woman*

LEGAL DESCRIPTION

PARCEL A: UNIT 321 AND TPU-12 IN THE REGAL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY, BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS. ALTA Commitment (6/18/07 IL v. 1992)

PARCEL 4: THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

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PARCEL 5: THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE ALTA Commitment (6/18/07 IL v 1992) WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-53, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

Permanent Index Number(s): 14-30-403-091-1053
14-30-403-091-1230

Address of Real Estate: 1735 W. Diversey Ave. Unit 321,
Chicago, 60614

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THIS DEED IS SUBJECT TO matters of public record, 2017 real estate taxes, and subsequent years, and the rights and easements, and assessments for the benefit of public utilities, quasi-public utilities, and the municipalities, including but not limited to the ordinances by the City of Chicago, and the County of Cook, relating to sewer and/or water system usage and rights, easements, and rights of way, and those of the State of Illinois, and adjoining owners in roadways and public easements, and as of the declarations of covenants, conditions, restrictions, which may be amended from time to time, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor Ariel Enjoli Hargrave of 1735 W. Diversey Ave. Unit 321, Chicago, in the County of Cook, State of Illinois 60614 on this 7th day of June 2018.

By: *Ariel Hargrave*
Ariel H. Hargrave

By: _____

State of Illinois)
Cook) SS
County of ~~Lake~~)

The undersigned a notary public in and for the above County and State, certifies Ariel H. Hargrave who provided proof to me to be same person whose name is subscribed as principal to the foregoing document, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 7th Day of June, 2018.

By: *Stella Basoukeas*
Notary Public
My Commission Expires: 7/17/21

